



# Town of Carlisle

MASSACHUSETTS 01741

## Office of PLANNING BOARD

### MINUTES

March 9, 1981

**PRESENT:** Coulter, Chaput, Hannaford, Raftery

Regarding the Harte farm land requested access over conservation land, discussion with the Conservation Commission and Selectmen was reported on. No decision was made by Conscom.

The decision on Jack Carpenter's common driveway off Nathan Lane was deferred to the next meeting, March 23.

Minutes of the December 22 meeting were accepted as read.

Minutes of the February 9 meeting were amended by deleting "to the Conservation Trust" (page 1, last paragraph, second sentence) and adding "for conservation purposes." Also in the last sentence of that paragraph, delete "This proposal" and add "The proposed ANR plan". The Minutes were accepted as amended.

Minutes of the February 16 meeting were accepted as read.

Minutes of the February 23 meeting were amended by deleting "to the Conservation Trust" (page 1, third paragraph, first sentence) and adding "for conservation purposes." The Minutes were accepted as amended.

Dave Stewart was present to participate in discussion of the wording in his petition article addressing reduced construction standards (width) for subdivision roads shorter than a certain length. The following suggested wording of the proposed change to Zoning Bylaws, Article 10, Section 3, paragraph H.c. was approved.

"... it has a paved roadway width of at least 24 feet, except that the paved roadway width may be 20 feet if a paved bicycle/foot path at least 5 feet in width is included in, or is adjacent to, the right of way and may be 18 feet in the case of a cul-de-sac which (1) is less than 1000 feet and (2) serves not more than 15 building lots."

Jed Mannis presented an ANR plan for land on Rutland Road, Form A, fee and an application for a common driveway special permit. The plan showed 54 acres divided into 13 lots; Mannis plans to build on only six of them. Approximately 26.1 acres would be deeded for conservation purposes with the exception that those portions which would be necessary for frontage would be restricted instead of deeded.

The Plan showed Lot 1, 4.00 acres with 41.96-foot frontage; Lot 2, 4.29 acres with 41.96-foot frontage; Lot 3, 4.76 acres with 44.08-foot frontage; Lot 4, 5.06 acres with 44.08-foot frontage; Lot 5, 4.17 acres with 51.17-foot frontage; Lot 6, 4.25 acres with 45.53-foot frontage; Lot 7, 2.00 acres with 314.18-foot frontage; Lot 8, 2.00 acres with 372.5-foot frontage; Lot 9, 2.00 acres with 277.15-foot frontage; Lot 10, 4.00 acres with 52.38-foot frontage; Lot 11, 2.00 acres with 250-foot frontage; Lot 12, 4 acres with 40.37-foot frontage; Lot 13, 4 acres with 40.00-foot frontage; and Parcel A, 7.88 acres with no frontage.

Harry Lugg, Concord, Street, expressed some concern of the shapes of the lots shown on the plan and felt that a proper subdivision road should be required to access the lots which will be built upon. The restrictions under which the Board must operate were explained. A Public Hearing will be held on Tuesday, April 7, the first regular April meeting, regarding the common driveway application. The meeting will be on that date instead of the usual second Monday because of the conflict with Town Meeting.

Lugg also asked the Board if he would be allowed to build a second residence on his land without recording a plan dividing the land into two lots. He was advised that the Building Inspector was the first person to see and that the Planning Board would not have any jurisdiction over this kind of proposal.

Roy Smith presented a letter requesting release of Lot 31, Munroe Hills. Frank Hannaford reported that he had viewed the drainage pipe at the end of Aaron Way in company with representatives of Cleverdon, Varney & Pike, Town Engineers. Smith reported that the holding tank at the corner was going to be dropped another five feet. The stump dump on Lots 18 and 19 have been cleared up, but not enough according to Frank. On Lot 31 additional pipe and riprap to guide drainage to the retention area were required, and grading work may be necessary. Release of Lot 31 was deferred until all work on Lot 31 is completed.

Vivian Chaput presented a proposal to restore by dredging an existing 9/10 acre pond which was silted up. The question she had was whether or not a Special Permit was necessary. It would not be necessary if the dredging constituted "maintenance of an existing waterway." Although it was generally felt that this was a maintenance project, a vote on the question was deferred to the next meeting.

Christopher Hart presented a Definitive Subdivision Plan for six lots at the end of Sunset Road served by a 300-foot extension of Sunset Road. A Public Hearing was tentatively set for April 27 with a decision on May 4.

A Preliminary Subdivision Plan for land off Bedford Road, together with the fee, was received from Roger Corbin.

A lot release for Lot 18, Hemlock Hills, was signed to correct a previous release which had been worded incorrectly.

A Scenic Road Hearing for Cross Street is set for March 23.

Meeting adjourned 12:00 p.m.

Respectfully submitted,

Meredith DeLong